

WINDHAM NORTH CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES
April 14, 2015

Meeting called to order by President Bob Ross at 7:37 PM with a reading of the public statement. Present were Don Kanarvogel, Regina Brooks, Bob Ross, Peggy Napoli and Dave Kunis. This was a special meeting called primarily to deal with financial issues relating to the snow removal budget. Bob indicated that all association members were advised of the meeting by email and those without email were notified in writing by U.S. mail.

Don moved to waive the reading of the March 10, 2015 meeting minutes. Dave 2nd the motion. All approved. Peggy moved to accept the minutes of the March 10th meeting. Dave 2nd the motion and all voted in favor.

Don reported that to date, we were over this year's budget for snow removal by \$13,376. Don proposed that we add an additional \$5500 to cover the remainder of 2015. He proposed a \$630 assessment, due by July 1, 2015 (or in the event that a unit is sold prior to July 1, 2015 such amount to be due at closing of title) for each unit owner. Regina moved to accept Don's proposal. Peggy 2nd the motion and all voted in favor. Thus \$630 was assessed against all unit owners of record as of April 14, 2015.

The owners of Unit 453 requested permission to install ice dam mitigation heating coils in the back of their unit to prevent water damage created by melting ice. Bob presented the Owner Responsibility form that the unit owners would have to agree to and sign. The Board unanimously approved.

Don reported that the fence on the Brookside Avenue side of our property will be replaced on/about April 27, 2015 and the installation process is expected to take approximately five (5) days. All unit owners with even-numbered addresses are requested to make their outside water valves available to the contractors who need water to mix concrete for the fence post footings.

Motion to adjourn at 7:55 PM was made by Bob and 2nd by Dave. All voted in favor.

The next meeting is May 12, 2015 at 7:00 PM in the clubhouse.